

ORDINANCE NO. 811021-H

AN ORDINANCE ORDERING A CHANGE IN USE AND HEIGHT AND AREA AND CHANGING THE USE AND HEIGHT AND AREA MAPS ACCOMPANYING CHAPTER 45 OF THE AUSTIN CITY CODE OF 1967 AS FOLLOWS:

A TRACT OF LAND CONTAINING 4.318 ACRES, MORE OR LESS, LOCALLY KNOWN AS 3809 SPICEWOOD SPRINGS ROAD, FROM INTERIM "A" RESIDENCE, FIRST HEIGHT AND AREA DISTRICT TO "A-2" CONDOMINIUM RESIDENCE, FIRST HEIGHT AND AREA DISTRICT ; SAID PROPERTY BEING LOCATED IN AUSTIN, TRAVIS COUNTY, TEXAS; SUSPENDING THE RULE REQUIRING THE READING OF ORDINANCES ON THREE SEPARATE DAYS; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. Chapter 45 of the Austin City Code of 1967 is hereby amended to change the USE and HEIGHT and AREA designations from Interim "A" Residence, First Height and Area District to "A-2" Condominium Residence, First Height and Area District on the property described in File C14-80-082, to-wit:

ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF THAT CERTAIN TRACT OF LAND AS CONVEYED TO J.L. BURKETT BY DEED RECORDED IN VOLUME 1690, PAGE 454 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, ALSO BEING A PORTION OF THAT CERTAIN TRACT OF LAND AS CONVEYED TO 3819, PAGE 2015 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at a point in the West line of the said Burkett Tract, same being the Southwest corner of the said Spicewood Enterprises, Inc. Tract, said point being in the proposed r.o.w. of the East bound lane of Spicewood Springs Road;

THENCE with said West line of the Burkett Tract, S 28° 37' 10" W for a distance of 32.22 feet to the Northwest corner and PLACE OF BEGINNING hereof;

THENCE with the proposed South r.o.w. line of the East bound lane of Spicewood Springs Road, the following courses:

S 55° 30' E for a distance of 257.31 feet to a point of curvature;
With a curve to the right whose radius is 844.00 feet whose central angle is 27° 12' 40" and whose chord bears S 41° 53' 40" E for a distance of 397.08 feet to a point of tangency;
S 28° 17' 20" E for a distance of 61.90 feet to the Southeast corner hereof;

THENCE with the South line of the herein described tract, the following courses:

N 69° 31' 50" W for a distance of 293.10 feet to an angle point;
 S 20° 28' 10" W for a distance of 191.03 feet to an angle point;
 N 65° 57' 50" W for a distance of 0.95 feet to an angle point;
 N 60° 23' 50" W for a distance of 418.46 feet to the Southwest
 corner of the said Burkett tract for the Southwest corner hereof;

THENCE with the West line of the said Burkett Tract, same being the
 West line of the herein described tract, N 28° 37' 10" E for a distance
 of 416.07 feet to the PLACE OF BEGINNING and containing 4.318 acres of
 land, more or less,

locally known as 3809 Spicewood Springs Road in the City of Austin,
 Travis County, Texas.

PART 2. That the development of the property herein described shall be
 accomplished in accordance with the site plan approved by the City
 Council and attached hereto as Exhibit "A". Except to the extent that
 such site plan is inconsistent therewith, the development and use of the
 property described herein shall be in accordance with the ordinance of
 the City of Austin governing development and use of property in the use,
 height and area districts established on said property by this ordinance.

PART 3. It is hereby ordered that the USE and HEIGHT and AREA maps
 accompanying Chapter 45 of the Austin City Code of 1967 and made a part
 thereof shall be changed so as to record the change ordered in this
 ordinance.

PART 4. The rule requiring that ordinances shall be read on three
 separate days is hereby suspended, and this ordinance shall become
 effective ten (10) days following the date of its passage.

PASSED AND APPROVED

October 21, 1981

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Carol Keeton McCluskey
 Mayor

APPROVED: *Albert De L. Roan*
 Acting City Attorney

ATTEST: *Grace Monroe*
 City Clerk

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